

The Medical Arts Building

270 Charlotte Street



Leasing Inquiries
Andy Wasson
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Seven Hills Developments is pleased to present the Peterborough Medical Arts Centre. This new, innovative facility will provide Peterborough's specialists, family doctors and retailers the opportunity to work and practice in state-of-the-art class 'A' space in the heart of Downtown.

Seven Hills' mission is to plan and develop a first class real estate portfolio, that will provide a foundation for the success and growth of our tenants and partners.

We seek out development opportunities that expand our presence in the healthcare market, and look for ways to help communities build on their healthcare infrastructure. We build, operate and retain our properties as long-term investment assets.

We are committed to making Peterborough a healthier place to live and work. We will bring the expertise, knowledge and skill of our team to your project.

I look forward to an opportunity to discuss options with you to deliver a suite that will meet your needs and exceed your expectations.

Sincerely

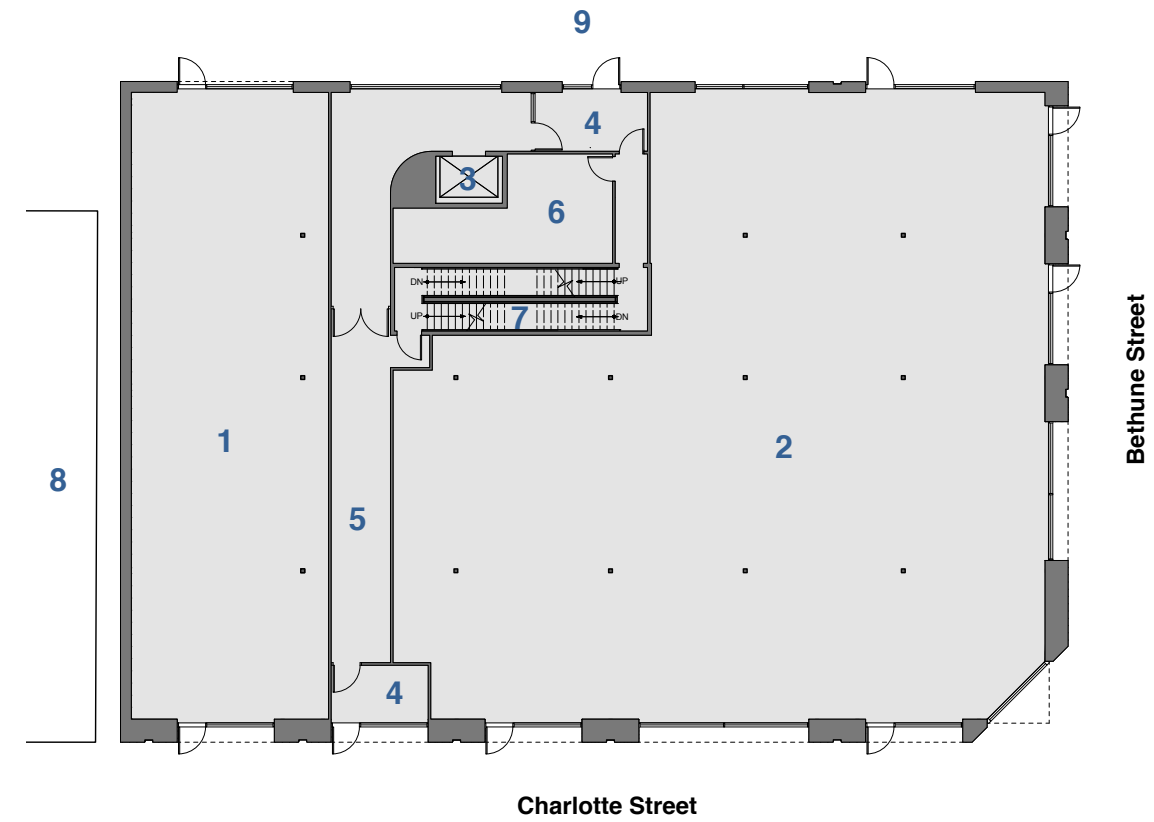
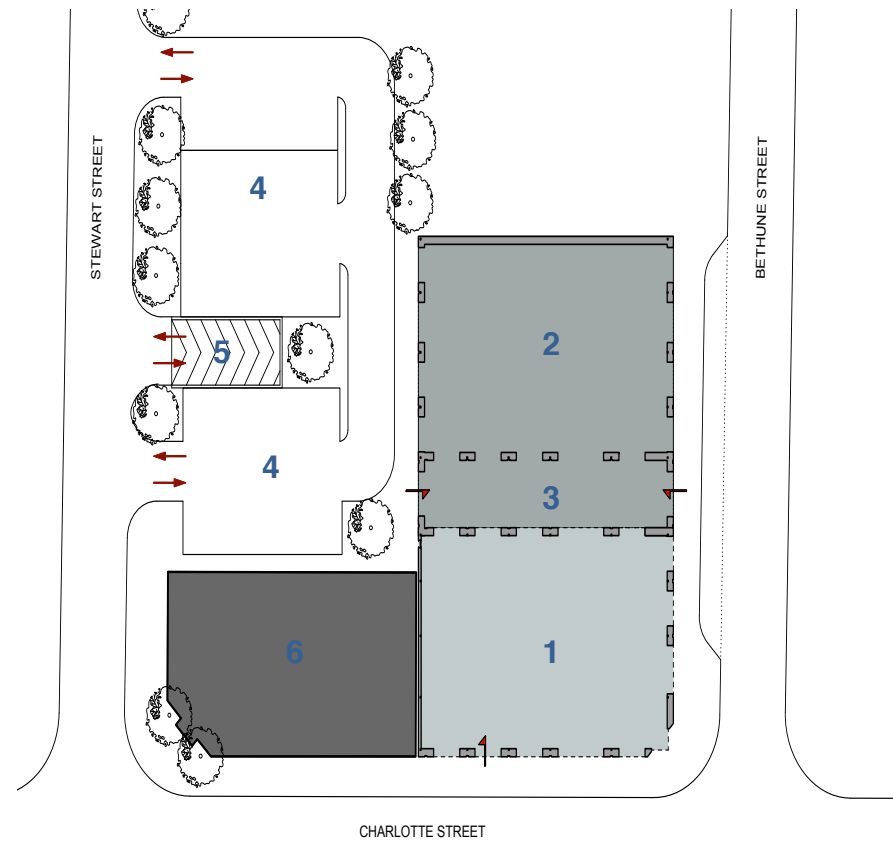
A handwritten signature in black ink, appearing to read "Andrew Wasson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Wasson
Vice President

Introducing the Medical Arts Building



Plans



Legend

1. Medical Arts Building Phase One
2. Medical Art Building Phase Two
3. Medical Arts Building Phase Two Atrium
4. Parking
5. Underground Parking Access, Phase Two
6. Collins Barrow Place

Site Plan

Phase One of the Medical Arts Building takes advantage of the prominent corner of Charlotte and Bethune Streets. The building is designed for future expansion to the north that will accommodate a second phase and a three-storey entrance atrium with access from Bethune Street and the parking lot.

Access to phase two underground parking is anticipated to occur from Stewart Street.

Ground Floor Plan

With access from the parking area to the north and directly off Charlotte and Bethune Streets, the Peterborough Medical Arts Building provides a prestigious address to all types of clientèle - those driving, taking the bus and pedestrians.

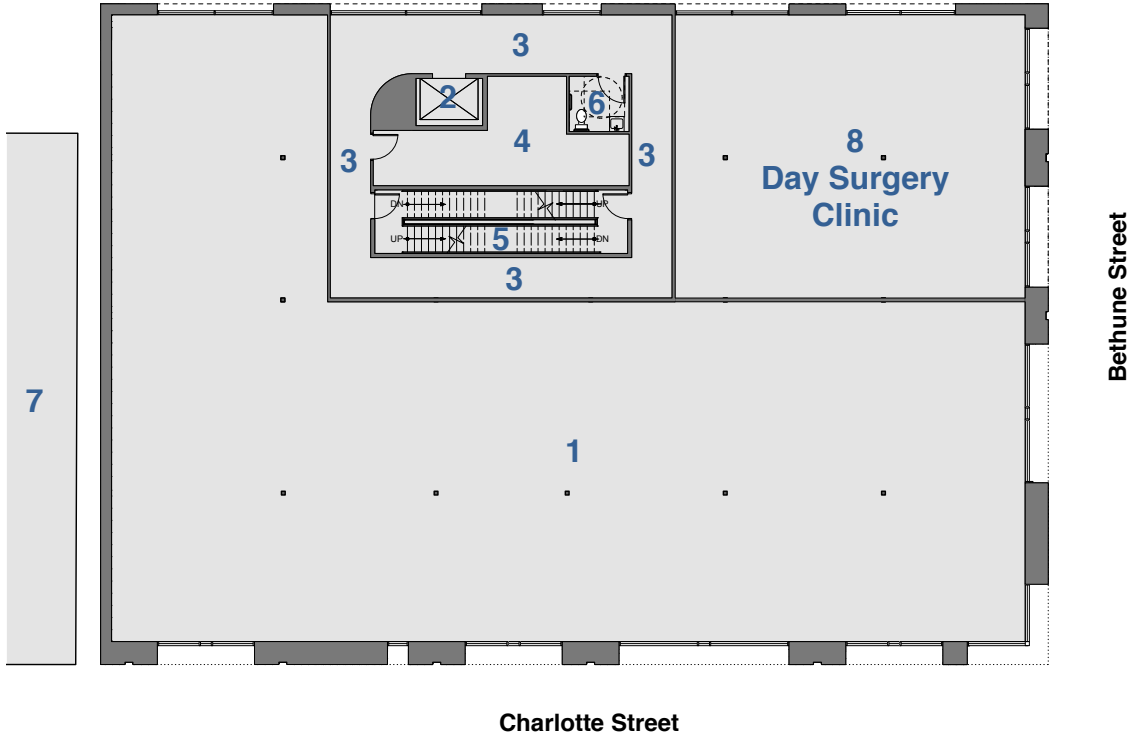
At grade retail with sidewalk access and interior building access will provide the opportunity for commercial space that will cater to complimentary tenants. Large full-height glazing will clearly define the retail entries. Clinic entries are defined by canopies and facade architecture.

All floors will have barrier-free accessibility. Interior finishes will be warm and rich in all public areas.

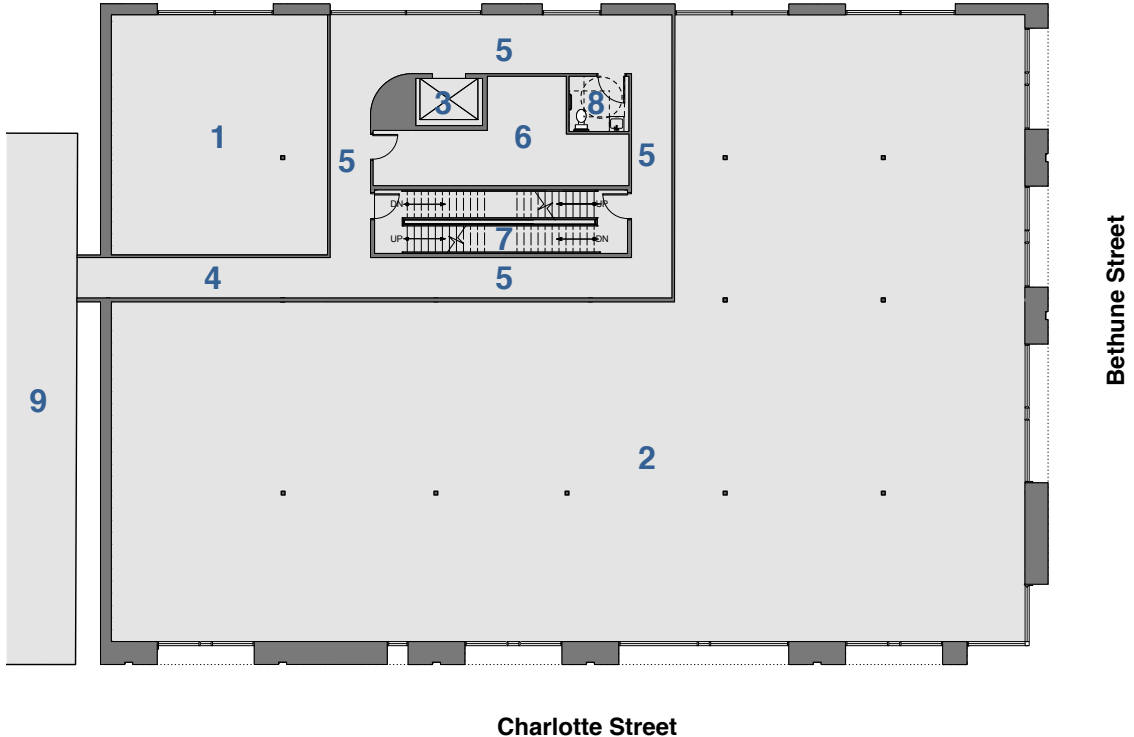
Legend

1. Leasable Space
171 sm. (1,840 sf.)
2. Leasable Space
473 sm. (5,100 sf.)
3. Elevator
4. Building Entry
5. Corridor
6. Building Service
7. Stairwell
8. Collins Barrow Place
9. Parking

Plans



Charlotte Street



Charlotte Street

Legend

- 1. Leasable Space
511 sm. (5,500 sf.)
- 2. Elevator
- 3. Corridor
- 4. Building Service
- 5. Stairwell
- 6. Barrier-Free WC
- 7. Collins Barrow Place
- 8. Day Surgery Clinic
136 sm. (1,465 sq. ft.)

Second Floor Plan

With the core of the building being internalized, leasable space with windows around the perimeter of the building is maximized providing many options for suite layouts. The core design also provides a public corridor that is a loop without confusing dead-end corridor conditions. This corridor is also lit from the north by natural light which will assist in wayfinding for clientèle.

Interior finishes will be warm and rich in all public areas with custom interior design for your suite.

Third Floor Plan

As with the second floor, leasable space with windows around the perimeter of the building is maximized, providing many options for suite layouts. A corridor will also connect the medical suites on the third floor of Collins Barrow Place with the new Medical Arts Building. Collins Barrow Place is home to medical practices for a general surgeon, an endocrinologist and Peterborough's first private endoscopy clinic.

Interior finishes will be warm and rich in all public areas with custom interior design for your suite.

Legend

- 1. Leasable Space
71 sm. (765 sf.)
- 2. Leasable Space
564 sm. (6,070 sf.)
- 3. Elevator
- 4. Corridor to
Collins Barrow Place
Medical Suites
- 5. Corridor
- 6. Building Service
- 7. Stairwell
- 8. Barrier-Free WC
- 9. Collins Barrow Place

Features



SITE FEATURES

Within the heart of downtown Peterborough

86 free parking spaces for tenants and clientèle.

On major bus routes.

Entrances to the building from the parking area, Charlotte and Bethune Streets.

Charlotte and Bethune Streets are scheduled for redevelopment in the coming years to create a pedestrian-friendly streetscapes.

Retail and building entrances are all at-grade and accessible.

EXTERIOR BUILDING FEATURES

A distinct facade of limestone and red clay brick - both finishes that are historically represented in many buildings in Peterborough and the Kawarthas.

Large windows with operable awnings to allow fresh air into the building.

South-facing sun shades to prevent direct sun from entering the building in the summer and shoulder seasons.

MEDICAL CLINIC FEATURES

Physically connected to the Charlotte Street Medical Arts clinic on the third floor of the Collins Barrow Place building.

In close proximity to the Turnbull Medical Building and Turnbull Diagnostic Imaging Centre.

In close proximity to other neighbourhood allied health care professionals.

Individual HVAC systems.

Backbone for security and IT infrastructure.

RETAIL FEATURES

Individual HVAC systems.

High ceilings.

Great 'curb appeal'.

Backbone for security and IT infrastructure.



"It was glaringly obvious from the initial tour of the building that Seven Hills Developments was committed to quality. The building reflected conscientious design and higher end finishings."

- Dr. Andrew C.S. Chan



The Seven Hills team have provided excellent service, from the conceptual phase through to the present final stages of construction. They have been actively engaged in designing a space that fits my needs and those of my patients. They have taken my initial ideas and requirements into account to create a space with a unified and peaceful design, which I anticipate will have very efficient workflow. They have sought my input throughout the process, and have adapted easily to several changes I have requested along the way. In addition to providing quick and thoughtful responses to my requests and queries, they are constantly thinking of details that I would have forgotten. Their timelines and estimates have been accurate, and they are currently projected to finish several weeks ahead of schedule.

Above all, I have found them to be professional, cheerful, very competent, and a real pleasure to work with. I would recommend them without hesitation.

Sincerely,

*Lynn Mikula, MD CM, MSc, FRCSC
General Surgeon
Peterborough Regional Health Centre
Tel: 705-740-6842
Fax: 705-740-6899*

Seven Hills Developments

Seven Hills Developments is the real estate arm of Health Care Relocations, a company that has been providing expertise exclusively to healthcare clients with advanced planning, scheduling, and performing physical relocations for two decades. To date we have relocated 250 hospitals. Our reputation in healthcare is built on a solid commitment to doing what we say we are going to do, looking after the details, and meeting deadlines, and above all, being flexible to our clients needs, because we know the real world is based on change. We manage change very well.

- Our objective is to provide strategic planning and project development services, including feasibility studies, architectural design studies, and market research.
- We deliver turnkey building projects tailored to our clients needs.
- We provide a thorough and extensive project management process. Our team will assess the logistics required to provide a seamless transition from concept to building. Our experienced, educated, and trained staff have the ability to motivate and supervise the execution of the project, while meeting our tenant's expectations.
- Our tenants are our partners. Seven Hills offers an all encompassing planning service. Our approach is centred on maintaining schedules and minimizing transitional impacts for our clients.



Our mission statement

- To seek out development opportunities that expand our presence in the healthcare market. We look for ways to help communities build on their healthcare infrastructure.
- To plan and develop first class real estate that will provide a foundation for the success and growth of our tenants and partners.
- To build, operate and retain our properties as long-term investment assets.

Our Properties



TURNBULL MEDICAL BUILDING

Peterborough, Ontario

170 Simcoe Street

This mixed-use development is home to the Peterborough Family Health Team, Turnbull Diagnostic Imaging, Life Labs, Shoppers Drug Mart, Listen Up Canada and the Turnbull Cafe.

This Seven Hills project received a heritage preservation award from the City of Peterborough in 2011.



COLLINS BARROW PLACE

Peterborough, Ontario

272 Charlotte Street

This project was originally custom-designed and built for the consolidation of Peterborough's largest regional accounting firm, Collins Barrow Chartered Accountants. Seven Hills delivered a turnkey package with complete interior design.

The third floor is home to the Charlotte Street Medical Arts Clinic and houses a general surgeon, an endocrinologist and Peterborough's first private endoscopy clinic.



MIXED-USE COMMERCIAL

Peterborough, Ontario

210 Hunter Street

A mixed-use commercial development in the Hunter Street Cafe district is home to the Running Room, Pre-Tel and Kawartha Regional Orthopedics.



PARKHILL ON HUNTER

Peterborough, Ontario

180 Hunter Street

A mixed-use commercial and residential complex in the Hunter Street Cafe District is home to the Parkhill on Hunter Restaurant, the Toy Store and residential apartments.

The Architects

Lett Architects has worked with clients throughout the province and abroad steadily building a reputation for excellence coupled with a demonstrated ability to work effectively with diverse client groups and individuals. Our studio has a reputation for design excellence. The greater part of our work is based on referrals from satisfied and repeat clients who have found that the firm is sensitive to their needs, able to meet deadlines and budgets, produce accurate and complete documents and, in general, lead them through the complexities of the building process in a professional manner. A key to our success is our commitment to working with clients from start to finish. Every project has consistent and thorough management through all stages from design through construction.

We are a studio rich in history but young in age. We are open to exploring ideas. We understand process and we know when an idea is worth pursuing or letting go. We view constraints as opportunities. We don't rush to conclusions. We put value on relationships and we deliver excellence. We are listening architects who believe that architecture born of consultation and participation will be the most responsible to the client, the community, and in turn the most meaningful. We do not come equipped with design preconceptions, but rather allow the design to evolve from the problem solving process and its participants. With our clients, we identify the core questions they face, and establish shared positions from which we collectively evaluate the architectural solutions that follow.



Shaw festival Production Centre

Values

COMMITMENT

Our commitment is strong and unwavering, requiring extraordinary passion, creativity and innovation.

COLLABORATION

Collaboration is the cornerstone of our studio. It enhances the ability of our team in the pursuit of meeting our clients needs.

COMMUNICATION

Communication is fundamental to our success. It fosters trust, clarity, and better decision-making.

COMMUNITY

We recognize the significance of the buildings we create and hold ourselves accountable that they must improve the broader community.

COST-AWARENESS

Building is expensive. We must manage budgets from start to finish. A project is only successful if it can be achieved on-budget.



City of
Peterborough

500 George Street North, Peterborough Ontario, K9H 3R9

Office of the Mayor

September 12, 2012

Collins Barrow Kawarthas LLP
272 Charlotte Street
Peterborough, Ontario
K9J 2V4

Friends;

It's not a long walk from Sheridan Street to Charlotte Street, but it's a very big corporate journey, and one that I am very glad that you have made.

I know that the decision to develop your new offices is one of the most important that the firm has made in the three-quarters of a century that it has served as one of our most admired corporate citizens.

I can proudly say that the new building is a magnificent addition to the neighbourhood and the City. What was once an empty lot has been transformed into an excellent architectural showplace that is perfectly in keeping with the heritage of downtown development, and that will have an important place in the plans we have for Charlotte Street in the years ahead.

As the largest regional accounting firm in Central Ontario, you have definitely set the bar high for others, and done your City proud in the process. Congratulations.

Sincerely,

Daryl Bennett

Our relationship with Seven Hills Developments and their staff has been excellent. They are exceptional landlords and a pleasure to work with. They continue to endeavor to meet our needs and the Clinic has been beautifully maintained throughout the last four years.

*Most Sincerely,
Dr. Stephen C. Ragaz, Lead Physician
Peterborough Family Health Team*

In dealing with the Seven Hills Developments team it is easy to see why they have achieved the reputation that they have. They are an exceedingly professional and pleasant company to deal with. I find their goal is to have not only a satisfied client, but a happy client. They are organized and knowledgeable therefore design/construction questions are handled efficiently and quickly. I can honestly say all dealings with Seven Hills have been stress free. Perhaps the key to their success is that they are approachable and all communication is freely had; very conducive to getting a job done. Seven Hills' word is a good as their signature in our dealings with them.

My vision for the clinic was specific, custom and upscale. Seven Hills managed to not only share my vision but they used their experience to improve upon it. I give them tremendous credit.

Their enthusiasm for the project is contagious and my office and I are very excited to be moving into our new location shortly. I hope my words have been able to convey what a pleasure it has been to work with Seven Hills Developments. I wish you well on your future endeavour.

*Yours sincerely,
DR. ANDREW C.S. CHAN MB ChB ,MRCP(UK) ,FRCP(C)
GASTROENTEROLOGY AND INTERNAL MEDICINE*

